



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Richard J. Bruckner
Director

March 1, 2016

All Star Realty c/o Dick Evitt
5905 Winncliff Drive
Riverside, CA 92509

**REGARDING: PROJECT NO. R2015-02406-(4)
CONDITIONAL USE PERMIT NO. 201500099
11462 SLAUSON AVENUE, WHITTIER**

Hearing Officer Susan Tae, by her action of **March 1, 2016**, has **APPROVED** the above-referenced project. Enclosed are the Hearing Officer's Findings and Conditions of Approval. Please carefully review each condition. This approval is not effective until the appeal period has ended and the required documents and applicable fees are submitted to the Regional Planning Department (see enclosed Affidavit of Acceptance Instructions).

The applicant or any other interested persons may appeal the Hearing Officer's decision. The appeal period for this project will end at 5:00 p.m. on **March 15, 2016. Appeals must be delivered in person.**

Appeals: To file an appeal, please contact:
Regional Planning Commission, Attn: Commission Secretary
Room 1350, Hall of Records
320 West Temple Street, Los Angeles, CA 90012
(213) 974-6409

Upon completion of the appeal period, the notarized Affidavit of Acceptance and any applicable fees must be submitted to the planner assigned to your case. In addition, any applicable CEQA fees for the Department of Fish and Wildlife shall be paid, and a Notice of Determination, if applicable, must be filed with the County Clerk according to the instructions with the enclosed Affidavit of Acceptance. Please make an appointment to ensure that processing will be completed in a timely manner. Failure to submit these documents and applicable fees within 60 days will result in a referral to Zoning Enforcement for further action.

For questions or for additional information, please contact Kristina Kulczycki of the Zoning Permits North Section at (213) 974-6443, or by email at kkulczycki@planning.lacounty.gov. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Richard J. Bruckner


Marja Masis, Supervising Regional Planner
Zoning Permits East Section

Enclosures: Findings, Conditions of Approval, Affidavit of Acceptance (Permittee's Completion)
c: DPW (Building and Safety); Zoning Enforcement

MM:KK

**FINDINGS OF THE HEARING OFFICER
AND ORDER
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02406-(4)
CONDITIONAL USE PERMIT NO. 201500099**

1. The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit No. 201500099 ("CUP") on March 1, 2015.
2. The permittee, C Food Store, Inc. ("permittee"), requests the CUP to authorize the sale of a full-line of alcohol within an existing convenience store ("Project") on a property located at 11462 Slauson Avenue in the unincorporated community of West Whittier-Los Nietos ("Project Site") in the C-3-BE (General Commercial-Billboard Exclusion) zone pursuant to Los Angeles County Code ("County Code") Section 22.28.210.
3. The Project Site is 0.4 acres in size and consists of one parcel. The Project Site is irregular in shape and is developed with a one-story commercial building containing the convenience store.
4. The Project Site is located in the Whittier Downs Zoned District and is currently zoned C-3-BE (General Commercial-Billboard Exclusion).
5. The Project Site is located within the General Commercial land use category of the 2035 Countywide General Plan Land Use Policy Map.
6. Surrounding Zoning within a 500-foot radius includes:
 - North: R-A (Residential Agricultural), R-1 (Single-Family Residential), R-4 (Medium Density Multiple Residence), and C-1 (Restricted Business)
 - South: R-1, R-2 (Two-Family Residence), C-3-BE, and C-M (Commercial Manufacturing)
 - East: R-A, C-3-BE, and City of Santa Fe Springs
 - West: R-1
7. Surrounding land uses within a 500-foot radius include:
 - North: Single-family residences, two-family residences, multi-family residences, and a commercial building with retail tenants
 - South: Single-family residences, a church, and a commercial center
 - East: Single-family residences, restaurants, retail stores, and a market
 - West: Single-family residences and a middle school
8. The property was rezoned from R-1 to C-4 in 1974 and building permits identify updates to the building including: re-facing the signage in 1984, interior tenant improvements in 1990, and façade updates in 2000.

9. The site plan for the Project depicts two driveway entrances along Slauson Avenue and a planter located between them. There are seven parking spaces, including one Americans with Disabilities Act space, in front of the one-story commercial building. The entrance to the store is located in the northeastern corner and the dimensions are depicted as 61 feet by 43 feet.
10. Staff from the Pico Rivera Station of the Los Angeles County Sheriff's Department sent an email on September 22, 2015 that contained a five year query of calls for service for the subject property as well as a summary with recommendations. The summary identified 22 calls for services with five being related to burglary, four for disturbances, and one for aggravated assault. The Sheriff indicated concern with the proximity of the business to the Los Nietos Middle School, but did not express support or opposition to the project.
11. Statistical data from the California Department of Alcoholic Beverage Control ("ABC") indicated that three off-sale licenses are allowed within Census Tract No. 5023.01 and there are four existing licenses. Therefore, there is an overconcentration of alcohol sales in the census tract. No crime statistic information was available.
12. Prior to the Hearing Officer's public hearing on the Project, Regional Planning staff determined that the Project qualified for a Class 1, Existing Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County, because the Project involved the sale of alcoholic beverages in an existing convenience store, with negligible or no expansion of use beyond that which was previously existing. While the Project proposes to change the type of alcohol sold, the Project will be limited to 12.14 percent shelf space devoted to alcohol, which is a negligible or no expansion of shelf space devoted to alcohol sales today.
13. Pursuant to the provisions of sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the Project's public hearings by mail, newspaper, and property posting.
14. No correspondence was received from the public regarding the Project.
15. A duly noticed public hearing was held on March 1, 2016 before the Hearing Officer. The applicant's representative, Melvin (Dick) Evitt, presented testimony in favor of the application and also requested an increase in the allowable shelf space, extended hours of alcohol sales on Friday and Saturday until 1:00 a.m., and the removal of the conditions prohibiting the sale of individual containers of alcohol. There being no further testimony, the Hearing Officer requested additional clarifying language to Finding Nos. 12 and 21 as well as revisions to Condition No. 21 to change "lobby" to "register" and Condition No. 34 to specify the length of time that security footage should be retained on-site. The Hearing Officer also directed staff to revise the allowed shelf space from the recommended restriction of five percent to the current percentage of shelf space devoted to the sale of beer and wine (with the

Type 20 license from the California Department of Alcoholic Beverage Control) and remove the conditions prohibiting the sale of individual containers with the caveat that these conditions would be reevaluated in future permits based on whether any problems arise during the 10 year grant term of this permit. With these revisions, the Hearing Officer closed the public hearing and adopted the changes as agreed to by the applicant.

16. The Hearing Officer finds that the Project is consistent with the goals and policies of the Countywide General Plan. The General Commercial land use designation is intended for local-serving uses, like the existing convenience store. The sale of a full-line of alcohol is ancillary to the business and is therefore consistent with the allowed uses of the underlying land use category.
17. The Hearing Officer finds that the Project is consistent with the C-3 zoning classification because the sale of alcohol in conjunction with the convenience store use is permitted in the C-3 zone with a CUP pursuant to Section 22.28.210 of the County Code.
18. Conditions will provide additional safety measures, such as restricted hours of alcohol sales and the use of adequate lighting, in an effort to ensure that the business will continue to operate in a safe, neighborly manner. Based on the foregoing, the Hearing Officer finds that the Project will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the Project Site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
19. The building was constructed in 1968 when the property was zoned C-4 and therefore, the existing parking on-site is considered legal nonconforming with respect to the current development standards. The lot coverage for the site is only fourteen percent; therefore, there is ample room on site for additional parking, loading spaces, landscaping, or other improvements if additional development is proposed on site. However, this project does not include any changes to the existing building and only will include the change in alcohol sales from only beer and wine to a full-line of alcohol. Based on the foregoing, the Hearing Officer finds that the Project Site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features as are required in order to integrate the Project into the surrounding area.
20. The Project Site is accessible from Slauson Avenue, an existing major highway as classified in the Master Plan of Highways. Additionally, the intersection of Slauson Avenue and Norwalk Boulevard is located approximately 100 feet east of the subject property. Norwalk Boulevard is also an existing major highway and is also an existing Class III Bike Path, as designated in the Bicycle Master Plan. Based on the foregoing, the Hearing Officer finds that the Project Site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind

and quantity of traffic such use would generate, and by other public or private service facilities as are required.

21. There are two sensitive uses within a 600-foot radius of the Project Site. There is a middle school that is west of the site and a church property that is located immediately to the south. The middle school is located approximately 400 feet to the west of the subject property and the church site is buffered by its parking lot which provides a distance of approximately 150 feet between the subject property and the church building. The project currently sells beer and wine at this location, and the proposed change to sale of a full-line of alcohol would not increase any effect on these sensitive uses. Based on the foregoing, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.
22. Slauson Avenue buffers the residences to the north of the site. The properties immediately west of the site are buffered by a six-foot wall. Furthermore, the subject establishment currently sells beer and wine. With the approval of the Conditional Use Permit, the site will have more restrictive hours of alcohol sales and additional safety measures added. Therefore, the Hearing Officer finds that the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
23. ABC indicated that there is an undue concentration of licenses within the census tract and therefore, requires a finding of public convenience or necessity in order to issue authorization to allow for alcohol sales. The granting of this CUP to sell a full-line of alcohol for off-site consumption at an existing convenience store will serve as a public convenience to the surrounding neighborhood and patrons of the establishment, and is a complementary use for the store. However, the Hearing Officer finds that pursuant to County Code section 22.56.195, the addition of alcohol sales at the proposed location will not result in an undue concentration of similar premises since there is a separation of not less than 500 feet between the other alcohol-selling establishments and the Project Site. Furthermore, conditions will restrict the shelf space display area for the sale of alcohol to under 12.14 percent of the total shelf space in the store.
24. The Hearing Officer finds that there are no other businesses selling alcohol within 500 feet of the Project Site. Furthermore, the sale of alcohol will be incidental to the sale of other convenience items within the store. Based on the foregoing, the Hearing Officer finds that the requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
25. A site visit by staff from the Department of Regional Planning confirmed that the property is well maintained. Conditions related to property maintenance will ensure that the exterior appearance of the building will remain clean and free of graffiti. Based on the foregoing, the Hearing Officer finds that the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause

blight, deterioration, or substantially diminish or impair property values within the neighborhood.

26. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the Conditional Use Permit to ten (10) years.
27. The Hearing Officer finds that pursuant to sections 22.60.174 and 22.60.175 of the County Code, the community was properly notified of the public hearing by mail, newspaper, and property posting. Additionally, the Project was noticed and case materials were available on Regional Planning's website and at the Los Nietos Library. On January 14, 2016, a total of 96 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 500-foot radius from the Project Site, as well as three notices to those on the courtesy mailing list for the Whittier Downs Zoned District and to any additional interested parties.
28. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Zoning Permits East Section, Department of Regional Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.
- E. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground, or any similar use within a 600-foot radius.

- F. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area.
- G. The requested use will not result in an undue concentration of similar premises.
- H. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community.
- I. The exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within the neighborhood.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to section 15301 of the State CEQA Guidelines (Class 1, Existing Facilities categorical exemption); and
- 2. Approves Conditional Use Permit Number 201500099, subject to the attached conditions.

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3/1/16

c: Hearing Officer, Zoning Enforcement, Building and Safety

**CONDITIONS OF APPROVAL
COUNTY OF LOS ANGELES
PROJECT NO. R2015-02406-(4)
CONDITIONAL USE PERMIT NO. 201500099**

PROJECT DESCRIPTION

The project is for the sale of a full-line of alcohol for off-site consumption within an existing convenience store subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 7, and until all required monies have been paid pursuant to Condition No. 10. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of final approval of this grant by the County.
3. Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to Section 22.60.260 of the County Code.
4. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with Regional Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

6. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
7. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **This grant shall terminate on March 1, 2026.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with Regional Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. This grant shall expire unless used within two (2) years from the date of final approval of the grant. A single one-year time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum of **\$1,600.00**. The deposit shall be placed in a performance fund, which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to

determine the permittee's compliance with the conditions of approval. The fund provides for eight (8) biennial (one every other year) inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse Regional Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost at the time any additional inspections are required, whichever is greater.

11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.56, Part 13 of the County Code.
12. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of said department.
13. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works to the satisfaction of said department.
14. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Regional Planning ("Director").
15. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
16. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by Regional Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such

occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **three (3) copies** of a modified Exhibit "A" shall be submitted to Regional Planning by **May 2, 2016**.
18. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **three (3) copies** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT SPECIFIC CONDITIONS

19. The conditions of this grant shall be retained on the premises at all times and shall be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.
20. Loitering shall be prohibited on the subject property, including loitering by employees of the subject property. Signage in compliance with Section 22.52 Part 10 of the County Code shall be placed on the premises indicating said prohibition. Employees shall be instructed to enforce these regulations and to call local law enforcement if necessary.
21. The permittee, and all managers and designated employees of the establishment, who directly serve or are in the practice of selling alcoholic beverages, shall participate in the LEAD (Licensee Education on Alcohol and Drugs) Program provided by the State of California Department of Alcoholic Beverage Control. All new designated employees shall be required to attend. The licensee shall display a certificate or plaque in a publicly accessible area of the establishment such as the register, indicating they have participated in this program. Proof of completion of the facilities' training program by employees, the licensee and all managers shall be available upon request.
22. The permittee shall not advertise the sale of alcoholic beverages on the exterior of any structure on the subject property including windows, walls, fences or similar structures.
23. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced.
24. The permittee shall post or otherwise provide telephone numbers of local law enforcement agencies and taxicab companies at or near the cashier, or similar

public service area. Such telephone numbers shall be visible by and available to the general public.

25. The consumption of alcoholic beverages shall be prohibited on the subject property. The permittee shall post signage on the premises prohibiting consumption of alcoholic beverages on the premises.
26. No sale of alcoholic beverages shall be made from a drive-in window.
27. No display of alcoholic beverages shall be made from an ice tub.
28. Employees on duty after 10:00 p.m. shall be at least 21 years of age.

PROJECT SITE SPECIFIC CONDITIONS

29. This grant shall authorize the sale of a full-line of alcoholic beverages within the existing convenience store from 6:00 am to 11:30 pm daily.
30. The permittee shall cancel the existing Type 20 license (for the sale of beer and wine for off-site consumption) issued by the State of California Department of Alcoholic Beverage Control.
31. The permittee shall display alcoholic beverages only in the shelving designated for storage of said beverages as depicted on the "shelf plan" labeled Exhibit 'A.' No additional display of alcoholic beverages shall be provided elsewhere on the premises. The shelf space devoted to the display of alcoholic beverages shall be no more than 12.14 percent of the store's total shelf space as depicted in the approved shelf plan.
32. At least two on-site security cameras shall be maintained in good operating condition within the convenience store and shall be in operation during regular business hours. Footage from the security cameras shall be retained for 60 days and shall be made available to law enforcement upon request.
33. All lighting required by this grant shall be of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons within lighted areas during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties.
34. The permittee shall provide adequate lighting above all entrances and exits to the premises and in all parking areas and walkways under control of the permittee or required as a condition of this grant.
35. All litter and trash shall be collected regularly from the premises and the adjacent right-of-way.

36. The licensed premises shall have no coin operated amusements, such as pool tables, juke boxes, video games, small carousel rides or similar riding machines, with the exception of official State Lottery machines.
37. No outside storage is permitted on the subject property.